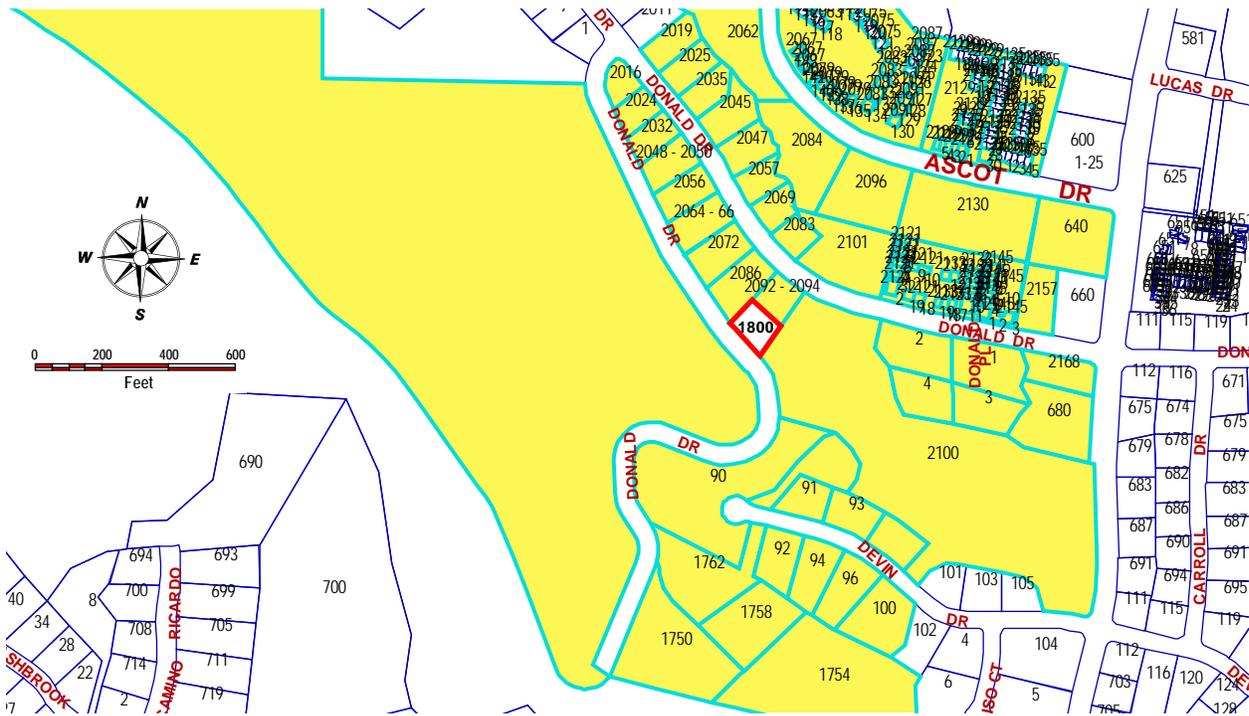


# VICINITY MAP AND AREA OF NOTICE

## 1800 Donald Drive Draft Negative Declaration and Hillside Development Permit File Number: DRB 04-11 (800-ft distance)



NOTE: The apartment and condominium owners on Ascot Drive and lower Donald Drive were not included on the list because they are further than 300-feet from the project site.

**Draft Mitigated Neg.  
Declaration and  
Hillside Dev. Permit  
File: DRB 04-11**

**1800 Donald Drive  
Mailing List**

**Planning  
Commission  
Public Hearing**

APN	Name	Address	City & Zip
255202021	Richard P Segner	90 DEVIN DR	MORAGA, CA 94556 1302
255190001	Ray J & Gail A Steinman	2 DONALD PL	MORAGA, CA 94556 1405
255183010	John D Iii Warbritton Trust	172 ALICE LN	ORINDA , CA 94563 3601
255183008	Mario Quintero	49279 SALT RIVER RD	INDIO, CA 92201 8851
255183007	Victor & Ruth Brill Trust	1975 STANLY AVE	SANTA CLARA , CA 95050 5729
255170018	Jason P Brim	2083 DONALD DR	MORAGA, CA 94556 1401
255170020	Michael G Vronis	4479 DEER RIDGE RD	DANVILLE , CA 94506 6019
255183006	Lynda Ann Deschambault Trust	2066 DONALD DR	MORAGA , CA 94556 1402
255170013	George Sr & Ruby Tellsworth	2069 DONALD DR	MORAGA, CA 94556 1401
255170003	Alfred Wong	2443 FILLMORE ST, Apt.#228	SAN FRANCISCO, CA 94115 1800
255202025	Dean & Mary Schlobohm	1754 DONALD DR	MORAGA, CA 94556 1306
255202022	Jean-pierre & Michelle Maeder	1758 DONALD DR	MORAGA, CA 94556 1306
255202026	Sandra C Reed Trust	1750 DONALD DR	MORAGA, CA 94556 1306
255202023	C T & Carol Ann Gamble Trust	1762 DONALD DR	MORAGA, CA 94556 1306
255202006	Robert L Sanders	92 DEVIN DR	MORAGA, CA 94556 1302
255202003	David Strugeon Trust	91 DEVIN DR	MORAGA, CA 94556 1301
255202002	Edward K & Amanda L Chan	93 DEVIN DR	MORAGA, CA 94556 1301
255190002	Ross Sakamoto Trust	4 DONALD PL	MORAGA, CA 94556 1405
255183002	Walter F & Kathleen Nelson Trust	2024 DONALD DR	MORAGA, CA 94556 1402
255183001	Victor P & Elizabeth Segal	2016 DONALD DR	MORAGA, CA 94556 1402
255183005	Benjamin F & Annette M Spiteri	26 THORNDALE PL	MORAGA , CA 94556
255183004	Sun Cha Chang	1702 MARY LYN CIR	PETALUMA , CA 94954 5842
255170002	Walter E Bateman Trust	36 CARR DR	MORAGA , CA 94556 1942
255183003	Robert Bernie	219 BRANNAN ST, Apt.#11H	SAN FRANCISCO , CA 94107 4030
255170001	Deborah S Faaborg Trust	PO BOX 1562	VACAVILLE, CA 95696 1562
255181009	Samuel C Garcia	PO BOX 6761	MORAGA , CA 94570 6761
255181007	Joseph A & Josephine Mele Trust	249 SCOFIELD DR	MORAGA, CA 94556
255181008	Jill A Noriye	605 MURRAY LN	LAFAYETTE , CA 94549 5429
255183011	Pensco Trust Company	PO BOX 26903	SAN FRANCISCO, CA 94126 6903
	James Phillip Wright	5 Greenvalley Court	Lafayette, CA 94549
	Stephen R. Williams	2647 Pleasant Hill Road	Pleasant Hill, CA 94523



# PLANNING COMMISSION

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## NOTICE OF PUBLIC HEARING

### 1800 Donald Drive

**Draft Mitigated Negative Declaration and Hillside Development Permit for File Number DRB 04-11** to consider and receive comments on an environmental initial study and draft mitigated negative declaration for a new residence with an attached second unit on a vacant lot on the northeast side of Donald Drive and 1,000 feet southeast of the Laird Drive intersection. The project site is on the hillside above the duplex residence at 2092 and 2094 Donald Drive. Access to the garage level at the top of the building will be from a semi-circular bridge driveway. The 2,647 square foot middle level would include the main living area, the attached second unit, and a cantilevered deck at the rear. The 1,277 square foot lower level would include two bedrooms and two bathrooms. If the Planning Commission approves the mitigated negative declaration, then the hillside development permit will be considered for the project. APN 255-183-011

The Planning Commission of the Town of Moraga will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 8.08.020, on **Monday, November 7, 2011** at the Moraga Library Community Meeting Room, 1500 St. Mary's Road (wheelchair accessible). The meeting starts at 7:00 p.m.

#### PROJECT DATA:

- 2 dwelling units on a 13,203 square feet lot
- 5,132 square feet of residential floor area including the 862 square feet garage area
- 2 stories plus garages for 3 cars on third level above the living areas
- Maximum building height of 35 feet and aggregate building height of 45 feet.
- Seven existing trees will be removed to clear the building site

#### PERMITS REQUIRED:

- Hillside Development Permit because the slope of the building site is greater than 20% (approximate slope is 65% or 1-foot vertical to 1.54-feet horizontal)
- Design Review for a new residential structure

**APPLICANT:** James Phillip Wright, 5 Greenvalley Court, Lafayette, CA 94549

**PROPERTY OWNER:** Stephen R. Williams, 2647 Pleasant Hill Road, Pleasant Hill, CA 94523

**ZONING DISTRICT:** 6-DUA (Six Dwelling Units per Acre)

**ENVIRONMENTAL REVIEW STATUS:** An environmental initial study was prepared for the project on September 15, 2011. Although the proposed project could have a significant effect on the environment, the initial study found that there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent and a mitigated negative declaration has been prepared for consideration and adoption. The review period for the draft Mitigated Negative Declaration is from October to November. Copies of the Environmental Initial Study for the 1800 Donald Drive residential project are available for public review on the Town's web site at [moraga.ca](http://moraga.ca) or may be purchased at the

Planning Department, 329 Rheem Boulevard, Moraga, California, 94556, during normal business hours, Monday through Friday 8 a.m. to noon and 1 to 5 p.m.

**ATTACHMENTS:** Mitigated negative declaration, vicinity map, project plans (some drawings are not included to facilitate mailing; all drawings are available for public review; see “Further Information” below).

### **PUBLIC COMMENT**

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Comments may be made verbally at the public hearing and in writing before the hearing. Those wishing to speak at the hearing must submit a speaker card by 7:15 p.m. The Commission may limit the number of speakers and the time granted to each speaker. Written comments to the Commission are encouraged and should be directed to:

Planning Department  
329 Rheem Boulevard  
Moraga, CA 94556

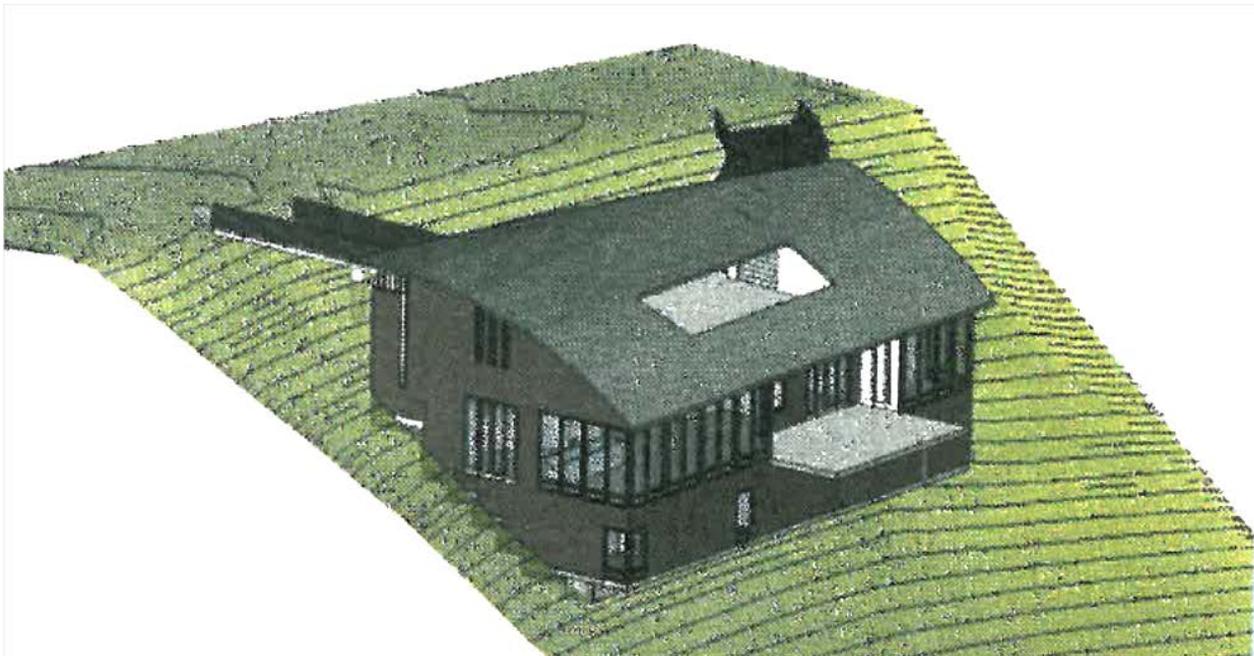
Fax: (925) 376-5203  
E-mail: [planning@moraga.ca.us](mailto:planning@moraga.ca.us)

To assure distribution to Commission members prior to the meeting, **correspondence must be received by 12:00 noon, seven (7) days before the meeting.** 15 copies must be submitted of any correspondence with more than ten (10) pages or any item submitted less than seven days before the meeting.

### **FURTHER INFORMATION**

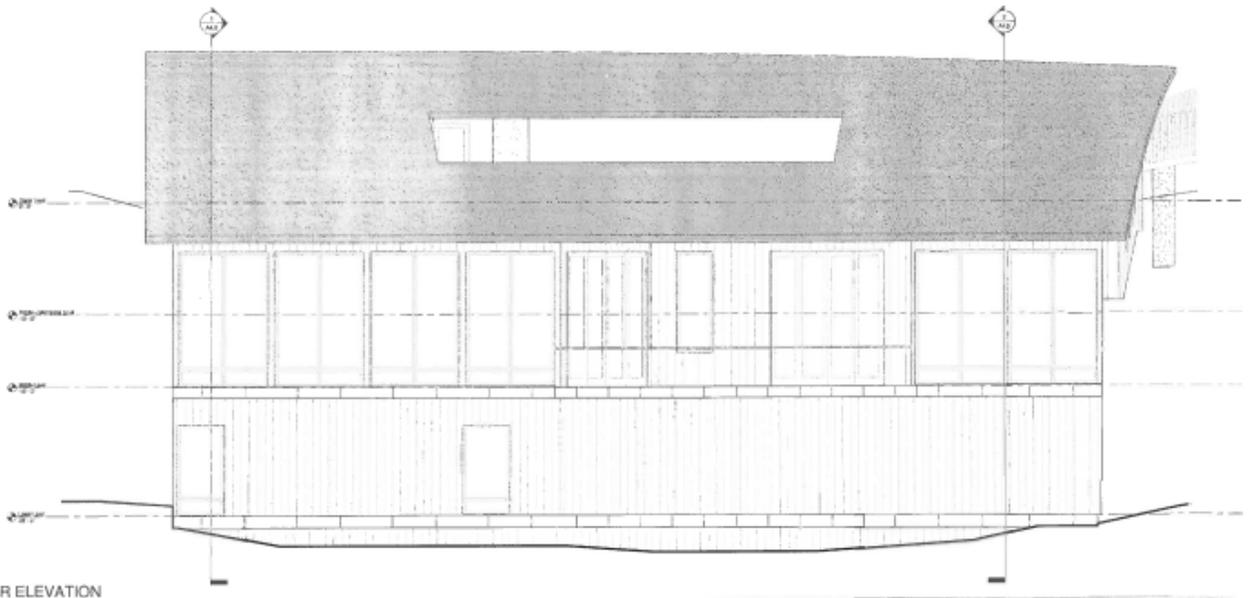
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Questions about the project should be directed to the project planner, Richard Chamberlain, at (925) 888-7042 or [planning@moraga.ca.us](mailto:planning@moraga.ca.us). All project application materials, including full-size plans and the environmental initial study may be viewed at the Planning Department, 329 Rheem Boulevard, during normal office hours.



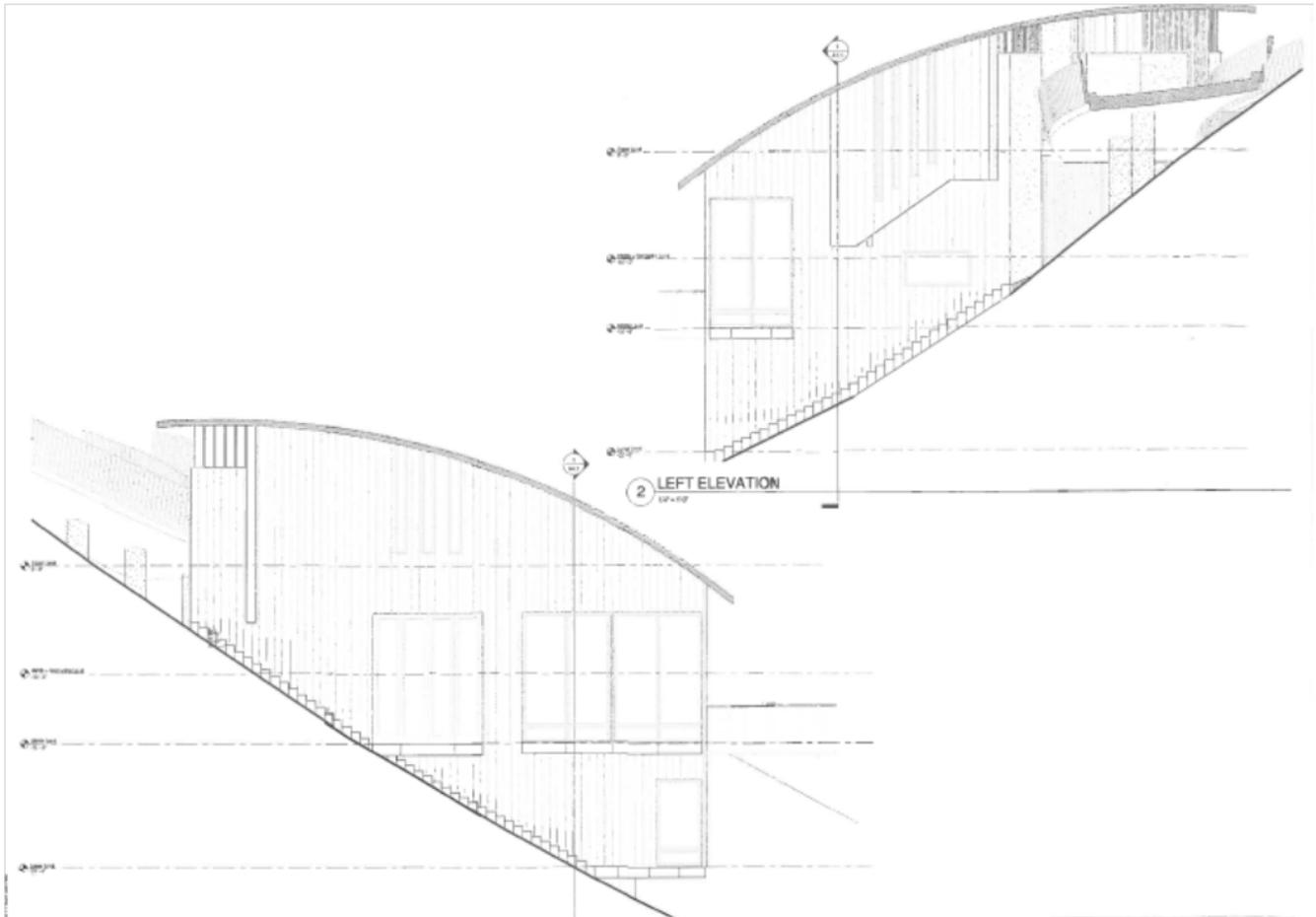
**Rendering of Proposed Residential Structure at 1800 Donald Drive**





2 REAR ELEVATION  
1/8" = 1'-0"

Rear Elevation (Northeast side)



2 LEFT ELEVATION  
1/8" = 1'-0"

Side Elevations